

THE MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION
OF THE CITY OF LA HABRA

January 25, 2016

ROLL CALL:

PRESENT: COMMISSIONERS: HOLTHOUSE, HANDLER, CALLAGHAN,
POWELL, JANOIAN

ABSENT: COMMISSIONERS: NONE

OTHERS PRESENT:

DIR. OF COMM. DEV.:	ANDREW HO
DEP. DIR. OF COMM. DEV.:	CARLOS JARAMILLO
PLANNING MANAGER:	ROY RAMSLAND
ASSISTANT PLANNER:	DAVID LOPEZ
PLANNING COMMISSION SECRETARY:	CARMEN HENDERSON

The regular meeting of the Planning Commission of the City of La Habra was called to order at 6:30 p.m. in the Council Chambers of the Administration Building. The flag salute was led by Vice Chair Powell.

CONSENT CALENDAR

Chairman Janoian explained the Consent Calendar procedure. He asked if any members of the audience or the Commission wished any items removed. There were none.

MOVED BY Commissioner Callaghan, seconded by Commissioner Handler, AND CARRIED TO APPROVE THE CONSENT CALENDAR ITEMS AS FOLLOWS:

- a. Approval of the minutes of the Planning Commission of January 11, 2016.

PUBLIC HEARING

- a. Consideration of requests for Planned Unit Development Precise Plan 15-01 for the construction of a medical office building and Conditional Use Permit 15-13 to exceed the height limit for a freestanding sign from 8 feet to 17 feet at 601 East Imperial Highway.

Assistant Planner Lopez presented the staff report to the Commission.

Commissioner Handler asked if staff has considered any changes to the signal located east of the project site as an entry point.

Traffic Manager Nelson Wong approached the podium to answer questions. Mr. Wong stated there will be future street modifications at Leslie Street and Imperial Highway. He added that there is a signal at the proposed project to the east of this site that staff's intentions are that both signals would work together.

Commissioner Handler asked staff if other than changes to the street if there will be changes to the signal at Leslie Street. Mr. Wong stated that the operation of the signal will need to be worked out with Caltrans and the applicant.

Commissioner Handler asked if there is bus service in front of the parcel. Mr. Wong responded there was not a bus stop and was unsure if there was a bus line along Imperial Highway. Commissioner Handler expressed concerns that the proposed medical facility may have patients that do not drive and will be in need of public transportation.

Mr. Richard Barretto, project traffic engineer for the project, 2 Executive Circle, Suite 250, Irvine, California came forward to address the Commission. Mr. Barretto explained that for Imperial Highway and Leslie Street there will be no changes in operation of the signal. Further, that the proposal for the intersection improvement is to provide safer truck turning for truck related traffic for the businesses to the north of this site, and to eliminate current conflicts that occur. He added there is currently transit that runs along east and west Imperial Highway and believes there is a bus stop located on the north side of Imperial Highway just west of Leslie Street.

The Chair opened the public hearing and asked if there was anyone in the audience to speak in favor of the request.

Mr. Mark Costa, Senior Vice President of Kaiser Permanente for Orange County came forward to address the Commission. Mr. Costa stated they look forward to being in the City of La Habra in which they serve approximately 14,000 La Habra citizens and bring primary care closer to them. He stated they are in agreement with the conditions of approval as proposed. Mr. Costa then provided an explanation of their proposed services and thanked the Commission for their favorable consideration.

Commissioner Callaghan asked Mr. Costa if the open area adjacent to the building will be available to only members or the entire community. Mr. Costa stated that their idea is to open themselves to the community and access would not be restricted to non-community members. He added that they will be securing their property to make sure it's safe for their members and staff which they will be working with the local police.

Vice Chairman Powell noted he understands their other facilities which include the Thrive Concept include a farmers market and asked if the same is proposed in La Habra. Mr. Costa responded this will be a consideration for this site but that they do not have anything specific planned as of yet.

Vice Chairman Powell for clarification asked if the services include pediatrics or only primary care. Mr. Costa stated that initially there will not be specialist services at this site but only primary care.

Chairman Janoian asked the applicant how their facility will affect the 911 system. Mr. Costas responded that he expects it would be a minimal effect noting that their staff will be trained for emergencies.

There being no further speakers, in favor or in opposition, the Chair closed the public hearing.

Commissioner Handler commented that he has had issues in the past with the height of signs but after viewing the plans he doesn't have a problem with the slender element design proposed. He also commented that this is a great project. Commissioner Callaghan concurred.

Moved by Vice Chair Powell, seconded by Commissioner Holthouser, APPROVING RESOLUTION NO. 16-02 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA RECOMMENDING THAT THE CITY COUNCIL APPROVE PLANNED UNIT DEVELOPMENT PRECISE PLAN 15-01 FOR THE CONSTRUCTION OF A MEDICAL OFFICE BUILDING AT 601 EAST IMPERIAL HIGHWAY, MAKING THE APPROPRIATE FINDINGS AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS.

The roll call vote was as follows:

AYES:	COMMISSIONERS:	POWELL, HOLTHOUSER, CALLAGHAN, HANDLER, JANOIAN
NOES:	COMMISSIONERS:	NONE
ABSTAIN:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NONE

Moved by Vice Chair Powell, seconded by Commissioner Callaghan, APPROVING RESOLUTION NO. 16-03 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING CONDITIONAL USE PERMIT 15-13 TO EXCEED THE MAXIMUM HEIGHT LIMIT FOR A FREESTANDING SIGN AT 601 EAST IMPERIAL HIGHWAY, AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS.

The roll call vote was as follows:

AYES:	COMMISSIONERS:	POWELL, CALLAGHAN, HOLTHOUSER, HANDLER, JANOIAN
NOES:	COMMISSIONERS:	NONE
ABSTAIN:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NONE

b. Request for Design Review 15-09 for an addition to the City of La Habra Community Center at 101 West La Habra Boulevard.

Planning Manager Ramsland presented the staff report to the Commission.

Commissioner Handler commented on the mud color selection noted on the elevation plans that do not appear to match the existing building colors. Planning Manager Ramsland stated that the printed plans do not truly show the color correctly and confirmed that it would match the new colors just recently painted on the Community Center.

Commissioner Handler then referred to the proposed storage room that would contain the portable stage, he noting that he did not believe the doors would be large enough. Planning Manager Ramsland explained there will be a loading dock in the back with an 8 foot roll up door.

Commissioner Handler asked staff if a tile roof could be added. Planning Manager Ramsland stated that he would agree with Commissioner Handler that the building would look better with tile on the front but that it would be impractical all around the building. He added that the addition of the tile would exceed the city's budget for this project.

Commissioner Handler asked staff if the proposed rooms will provide adequate space for the individual users. Planning Manager Ramsland indicated that the city staff had worked closely with the various groups to plan their spaces and meet their needs.

Commissioner Holthouser noted that she has attended various events at the Community Center and noticed problems with parking and asked what will occur with the proposed additions. Planning Manager Ramsland provided an explanation of the proposed changes and future parking that will be available parking within the Civic Center.

The Chair opened the public hearing and asked if there was anyone in the audience to speak in favor of the request.

There being no further speakers, in favor or in opposition, the Chair closed the public hearing.

Moved by Commissioner Callaghan, seconded by Commissioner Handler, APPROVING RESOLUTION NO. 16-04 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING DESIGN REVIEW 15-09 FOR THE EXPANSION OF THE LA HABRA COMMUNITY CENTER AT 101 WEST LA HABRA BOULEVARD, MAKING THE APPROPRIATE FINDINGS AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS.

The roll call vote was as follows:

AYES:	COMMISSIONERS:	CALLAGHAN, HANDLER, HOLTHOUSE, POWELL, JANOIAN
NOES:	COMMISSIONERS:	NONE
ABSTAIN:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NONE

COMMISSIONER COMMENTS

Commissioner Handler invited the Commissioners to attend the La Habra Host Lions Pasta Festival to be held on February 6th at the Community Center. He also stated that Grocery Warehouse will have their grand opening on Wednesday or Thursday.

ADJOURNMENT: 7:10 p.m.

Respectfully submitted,

Carmen G. Henderson
Planning Commission Secretary